

LOCATION MAP
SCALE 1"= 1/2 MILE

PRIMROSE SCHOOL EXPANSION BRIDGEWATER MARKETPLACE BD SCHOOLS REAL ESTATE, LLC

CONTACT: BRYAN BOWMAN
14711 N GRAY ROAD
WESTFIELD, INDIANA 46062
317-876-0123
Bbowman@primrosewestcarmel.com

CIVIL ENGINEER:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
317-347-3663
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SOILS MAP
NOT TO SCALE

SOILS LEGEND
Br BROOKSTON SILTY CLAY LOAM
CrA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

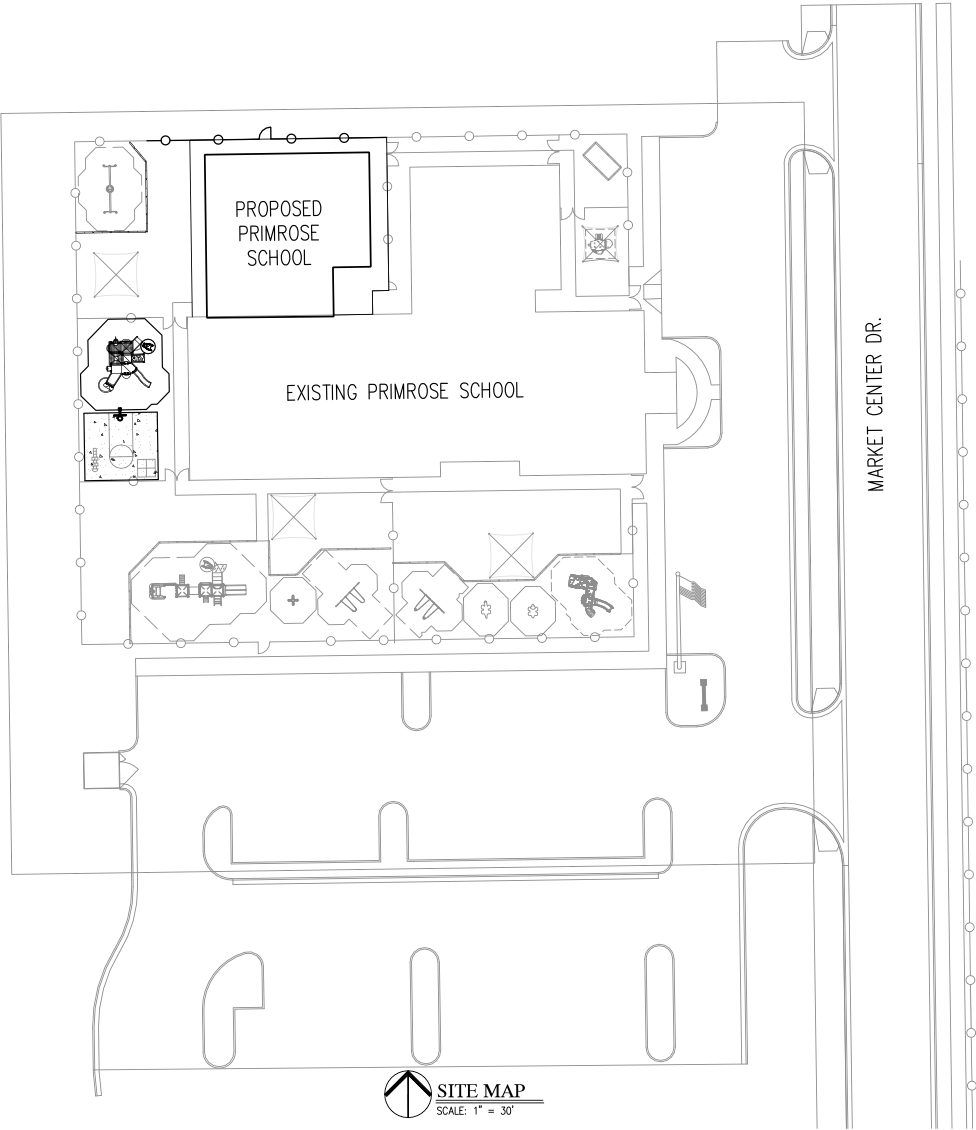
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ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50>

THE PRESENCE OF CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

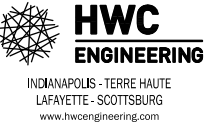
PREPARED BY:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663



SITE MAP
SCALE: 1" = 30'

UTILITY CONTACT INFORMATION:		
DUKE ENERGY (ELECTRIC): VINCENT LITERAL 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46060 P: (800) 521-2232 VINCENT.LITERAL@DUKE-ENERGY.COM	CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER): RYAN TAYLOR 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 917-6053 RTAYLOR@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE): MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 C: (317) 491-2432 MATHEW_STRINGER@CABLE.COMCAST.COM
VECTREN (GAS): CHAD MILLER P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 P: (317) 776-5550 CRMILLER@VECTREN.COM	CITIZENS WATER OF WESTFIELD, LLC (WATER): RYAN TAYLOR 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 917-6053 RTAYLOR@CITIZENSENERGYGROUP.COM	FRONTIER COMMUNICATION (TELECOM): STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 987-9010 STEVE.COSTLOW@FTR.COM

REVISIONS		
DATE	DESCRIPTION	BY



PRIMROSE SCHOOL EXPANSION
BRIDGEWATER MARKETPLACE

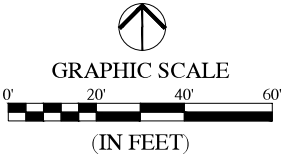
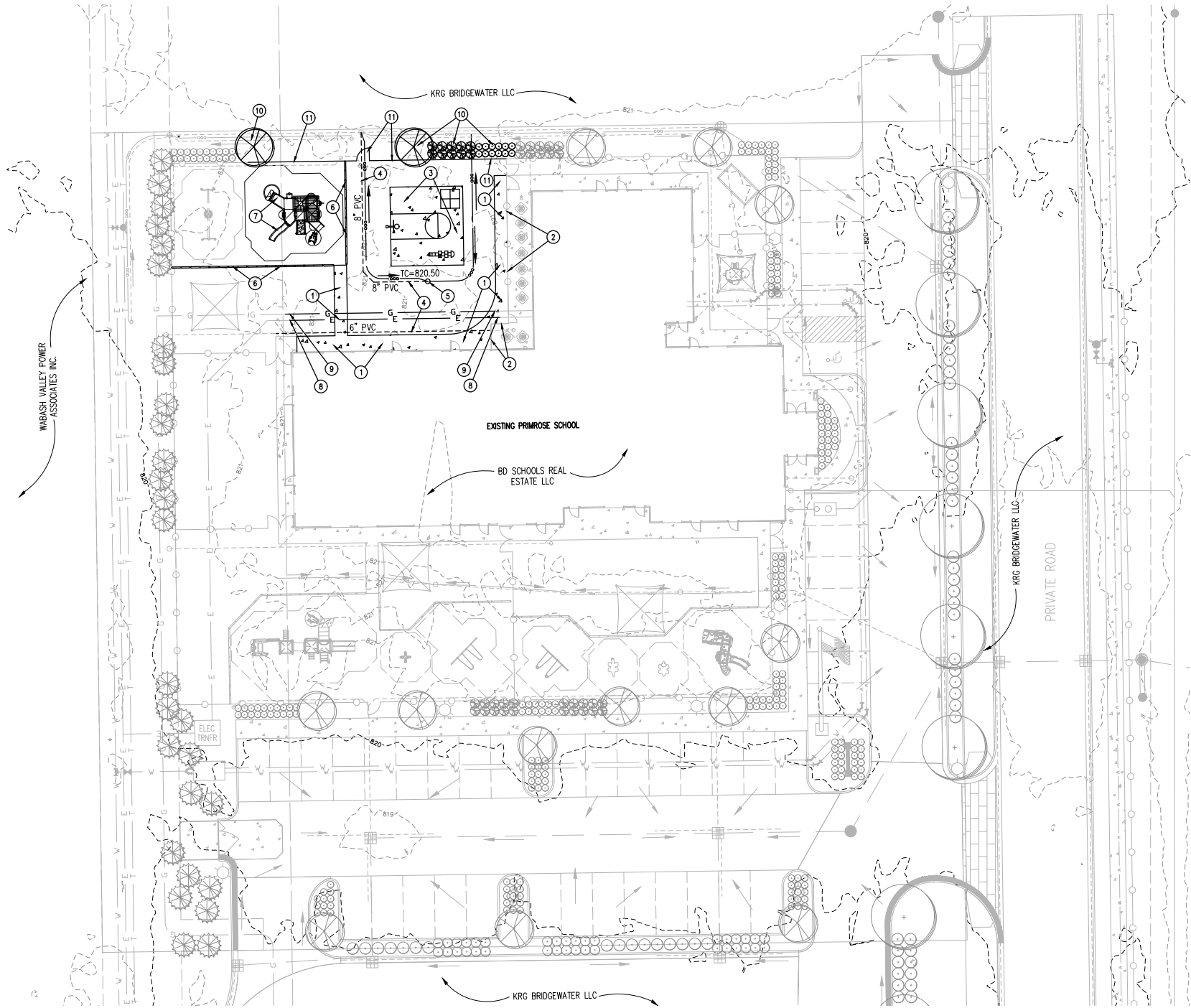
COVER



DRAWN BY DC	JOB NUMBER 2016-063
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DATE APRIL 29, 2016	
SCALE AS SHOWN	
SHEET	

C1.0
COVER





LEGEND:

EXISTING	PROPERTY LINE	PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	FENCE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	WATER MAIN	---
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
●	SANITARY MANHOLE	●
■	STORM MANHOLE	■
■	STORM INLET	■
■	STORM END SECTION	■
■	EXISTING WATER VALVE	■
■	FIRE HYDRANT	■
N/A	FLOW ARROW	N/A
■	LIGHT POLE	■
■	SIGN	■
■	CLEAN OUT STRUCTURE	■
■	EXISTING UTILITY PEDISTAL	■

DEMOLITION KEYNOTES: ①

REMOVE THE FOLLOWING ITEMS IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING CONCRETE SIDEWALK.
2. SAW CUT EXISTING CONCRETE SIDEWALK (FOR REMOVAL) ALONG EXISTING FENCE LINE.
3. REMOVE EXISTING HALF BASKETBALL COURT SLAB.
4. REMOVE EXISTING 6" PVC & 8" PVC SUB-SURFACE DRAIN.
5. REMOVE EXISTING SUB-SURFACE DRAIN CLEANOUT.
6. REMOVE EXISTING PLAYGROUND WALL.
7. REMOVE / RELOCATE EXISTING PLAYGROUND EQUIPMENT ASSEMBLY.
8. EXISTING ELECTRIC SERVICE LINE SHALL BE REMOVED WITHIN THE PROPOSED BUILDING ENVELOPE. ALL WORK SHALL BE COORDINATED WITH ELECTRIC UTILITY PROVIDER AND BUILDING ARCHITECT/MEP. WORK TO BE PERFORMED BY DEVELOPER'S LICENSED ELECTRICIAN BEYOND EXISTING TRANSFORMER. ELECTRIC SERVICE LINE WILL REQUIRE RELOCATION AROUND THE PROPOSED BUILDING AND TIE BACK INTO THE EXISTING BUILDING UTILITY ROOM AND CONDUIT. ALL WORK TO BE COORDINATED AND VERIFIED PRIOR TO THE START OF CONSTRUCTION. OTHER UNKNOWN EXISTING UTILITIES MAY BE PRESENT AND REQUIRE COORDINATION AND RELOCATION, TO BE COORDINATED WITH UTILITY PROVIDER AND BUILDING ARCHITECT/MEP.
9. EXISTING GAS SERVICE LINE SHALL BE REMOVED WITHIN THE PROPOSED BUILDING ENVELOPE. ALL WORK SHALL BE COORDINATED WITH NATURAL GAS UTILITY PROVIDER AND BUILDING ARCHITECT/MEP. WORK DESIGNED AND PERFORMED BY NATURAL GAS UTILITY PROVIDER. NATURAL GAS SERVICE LINE WILL REQUIRE RELOCATION AROUND THE PROPOSED BUILDING AND TIE BACK INTO THE EXISTING BUILDING GAS METER, UTILITY ROOM AND GAS SERVICE MAIN. ALL WORK TO BE COORDINATED AND VERIFIED PRIOR TO THE START OF CONSTRUCTION. OTHER UNKNOWN EXISTING UTILITIES MAY BE PRESENT AND REQUIRE COORDINATION AND RELOCATION, TO BE COORDINATED WITH UTILITY PROVIDER AND BUILDING ARCHITECT/MEP.
10. REMOVE EXISTING LANDSCAPING DURING CONSTRUCTION AND REPLACE IN KIND AT THE COMPLETION OF CONSTRUCTION.
11. REMOVE EXISTING FENCE AND GATE DURING CONSTRUCTION AND REPLACE IN KIND AT THE COMPLETION OF CONSTRUCTION.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 - A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.
 - B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 - C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 - D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 - E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

REVISIONS		
DATE	DESCRIPTION	BY

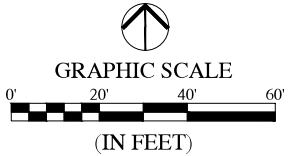
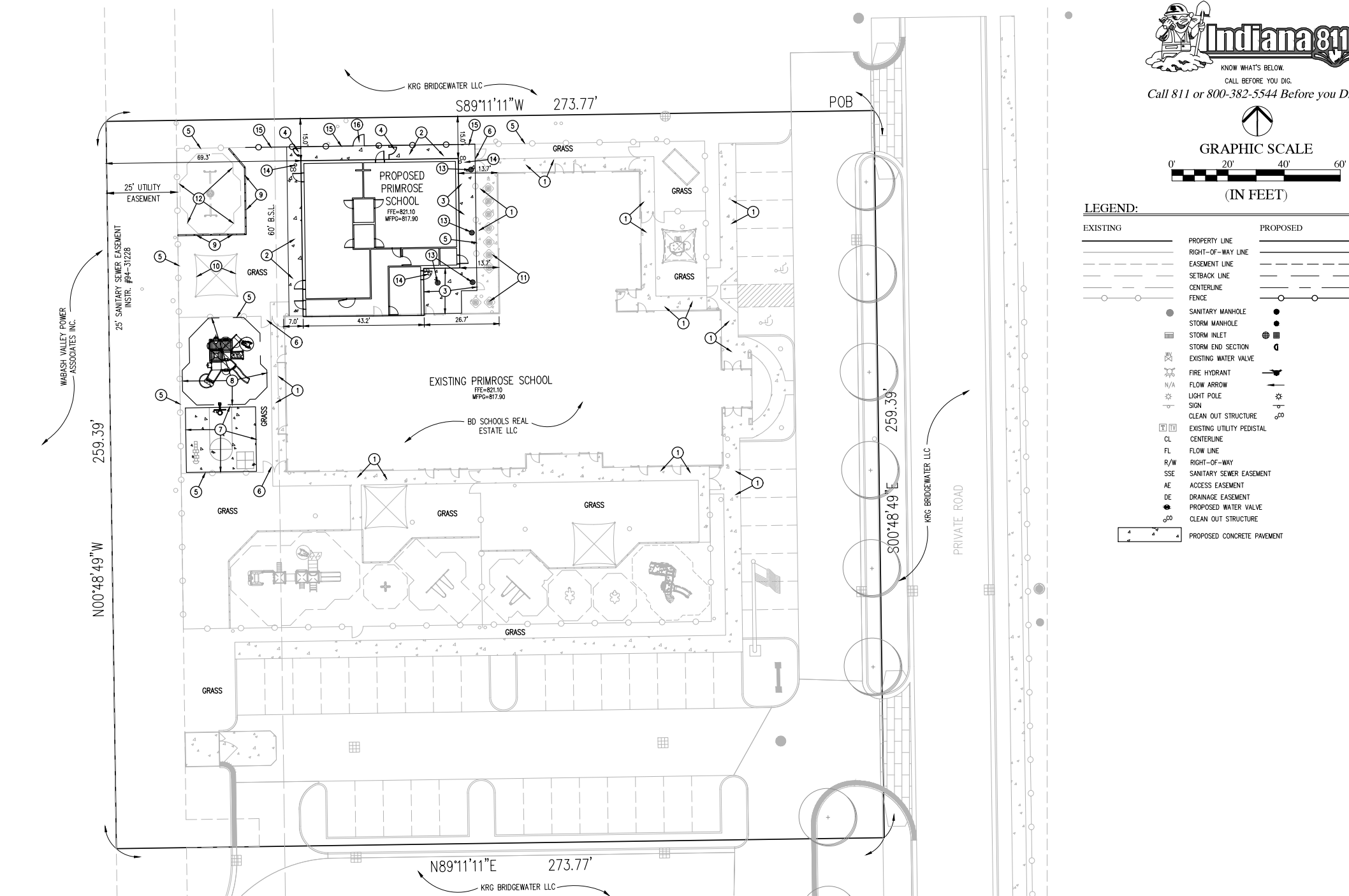


PRIMROSE SCHOOL EXPANSION
BRIDGEWATER MARKETPLACE
EXISTING CONDITIONS AND
DEMOLITION PLAN

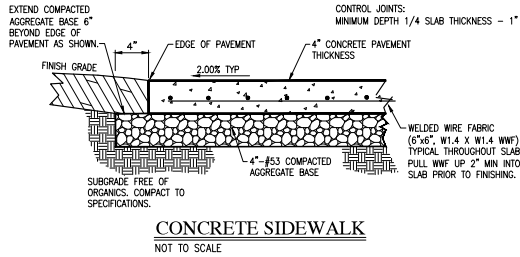


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CHECKED BY BB	
DATE APRIL 29, 2016	
SCALE AS SHOWN	
SHEET	

C1.1
EXISTING
CONDITIONS AND
DEMOLITION PLAN



LEGEND:	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	FENCE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	EXISTING WATER VALVE
	FIRE HYDRANT
	N/A
	FLOW ARROW
	LIGHT POLE
	SIGN
	CLEAN OUT STRUCTURE
	EXISTING UTILITY PEDISTAL
	CENTERLINE
	FLOW LINE
	RIGHT-OF-WAY
	SANITARY SEWER EASEMENT
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	PROPOSED WATER VALVE
	CLEAN OUT STRUCTURE
	PROPOSED CONCRETE PAVEMENT



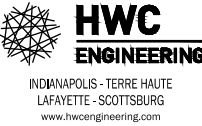
- SITE IMPROVEMENT KEYNOTES:** #
1. EXISTING CONCRETE SIDEWALK, TO REMAIN.
 2. INSTALL 5' WIDE CONCRETE SIDEWALK.
 3. INSTALL CONCRETE SIDEWALK.
 4. INSTALL FENCE GATE.
 5. EXISTING FENCE, TO REMAIN.
 6. EXISTING FENCE GATE, TO REMAIN.
 7. INSTALL / RELOCATE HALF BASKETBALL COURT.
 8. INSTALL / RELOCATE PLAYGROUND EQUIPMENT.
 9. INSTALL PLAYGROUND EQUIPMENT WALL.
 10. EXISTING PLAYGROUND EQUIPMENT, TO REMAIN.
 11. EXISTING HVAC EQUIPMENT, TO REMAIN.
 12. EXISTING PLAYGROUND SWING, TO REMAIN.
 13. INSTALL NYLOPLAST PAVED AREA INLET.
 14. INSTALL SUB-SURFACE DRAIN CLEAN OUT.
 15. REPLACE FENCE.
 16. REPLACE FENCE GATE.

LAND DESCRIPTION
(Based upon Survey, September 5, 2008)

A part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

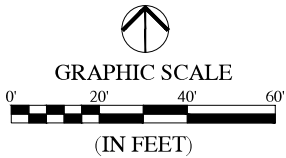
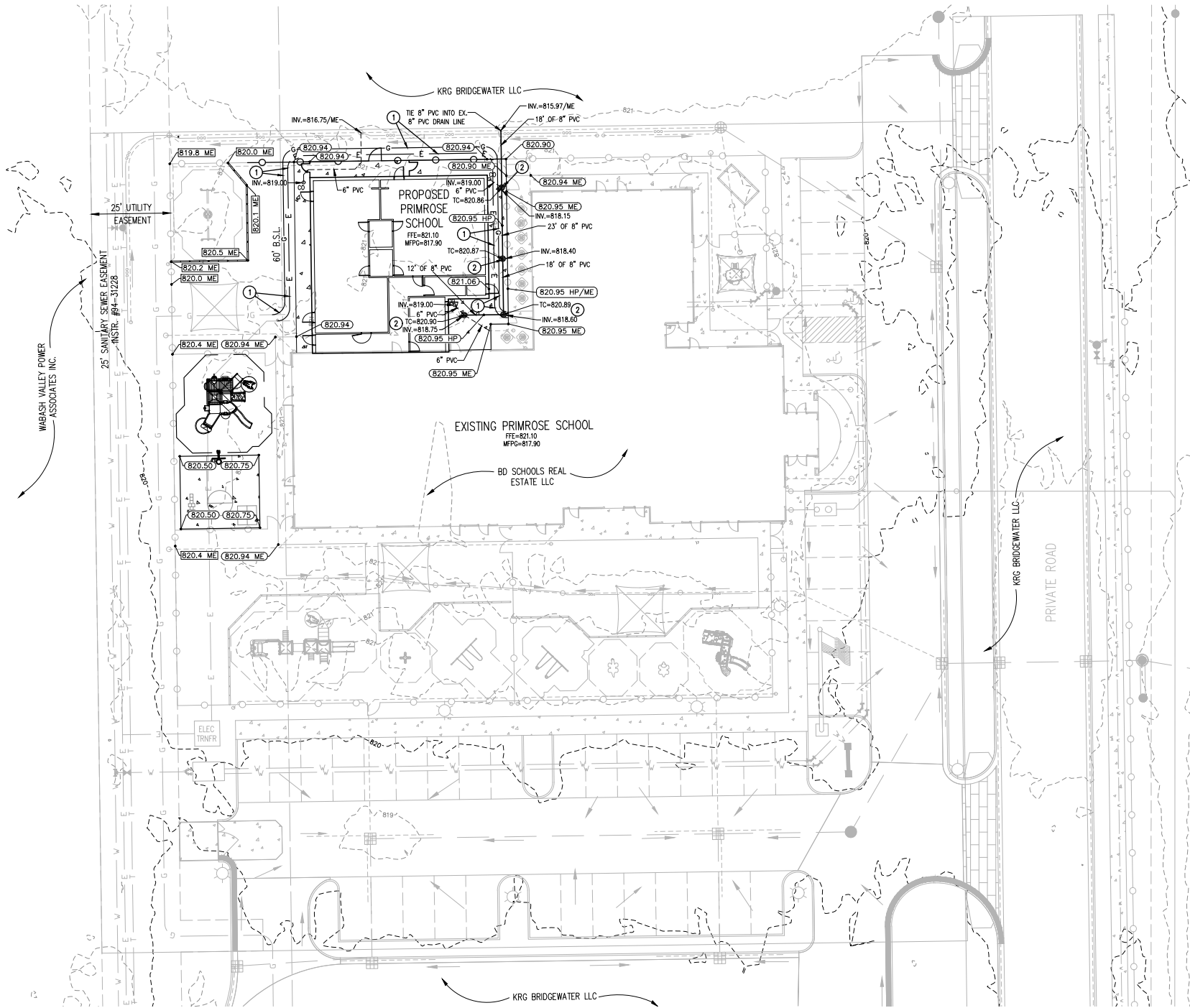
Commencing at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (basis of bearing = record deed of the parent for the East line of said Southeast Quarter being South 00 degrees 46 minutes 18 seconds East) along the East line of said Quarter a distance of 1249.14 feet; thence South 89 degrees 46 minutes 53 seconds West a distance of 662.89 feet to a point on the northerly prolongation of the West line of the East Half of the Southeast Quarter of said Southeast Quarter Section; thence South 00 degrees 48 minutes 49 seconds East along said prolongation and the West line of said Half Quarter Quarter a distance of 279.26 feet to the POINT OF BEGINNING and to a 5/8 inch yellow capped rebar stamped "Schneider-Firm #0001" (hereafter referred to as "rebar"); thence continuing South 00 degrees 48 minutes 49 seconds East along said West line a distance of 259.39 feet to a "rebar"; thence North 89 degrees 11 minutes 11 seconds East a distance of 273.77 feet to a "rebar"; thence North 00 degrees 48 minutes 49 seconds West parallel with said West line a distance of 259.39 feet to a "rebar"; thence South 89 degrees 11 minutes 11 seconds West a distance of 273.77 feet to the Point of Beginning, containing 1.63 acres, more or less.

REVISIONS		
DATE	DESCRIPTION	BY



PRIMROSE SCHOOL EXPANSION
BRIDGEWATER MARKETPLACE
SITE IMPROVEMENTS PLAN

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
Bryan T. Burch
DRAWN BY: DC
CHECKED BY: BB
DATE: APRIL 29, 2016
SCALE: AS SHOWN
SHEET: C1.2
JOB NUMBER: 2016-063



LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
FENCE	FENCE
SWALE / FLOWLINE	SWALE / FLOWLINE
SUBSURFACE DRAIN	SUBSURFACE DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
STORM END SECTION	STORM END SECTION
EXISTING WATER VALVE	EXISTING WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
N/A	N/A
FLOW ARROW	FLOW ARROW
LIGHT POLE	LIGHT POLE
SIGN	SIGN
CLEAN OUT STRUCTURE	CLEAN OUT STRUCTURE
EXISTING UTILITY PEDISTAL	EXISTING UTILITY PEDISTAL
SPOT ELEVATION	SPOT ELEVATION
PAVEMENT ELEVATION	PAVEMENT ELEVATION
N/A	N/A
BC	BC
FG	FG
HP	HP
INV	INV
LP	LP
ME	ME
PVC	PVC
RCP	RCP
TB	TB
TC	TC
CL	CL
FL	FL
R/W	R/W
SSE	SSE
AE	AE
DE	DE
PROPOSED WATER VALVE	PROPOSED WATER VALVE
CLEAN OUT STRUCTURE	CLEAN OUT STRUCTURE
PROPOSED CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT

UTILITY KEYNOTES:

- REMOVE THE FOLLOWING ITEMS IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.
- SEE SHEET C1.1 FOR GAS AND ELECTRIC UTILITY RELOCATION KEY NOTES. CONTRACTOR TO COORDINATE ANY OTHER EXISTING UTILITIES RELOCATIONS WITH UTILITY PROVIDER AND BUILDING ARCHITECT/MEP.
 - FOUR (4) NEW 12" NYLOPLAST DRAINS TO BE INSTALLED ALONG EAST SIDE OF BUILDING EXPANSION. GRATE SHALL BE 12" NON-METAL H-10 PEDESTRIAN GRATE WITH LOCKING. PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE EXISTING UTILITIES (ELECTRIC, GAS, ETC.) AND CONTACT ENGINEER IF ANY CONFLICTS ARE ENCOUNTERED.

REVISIONS		
DATE	DESCRIPTION	BY

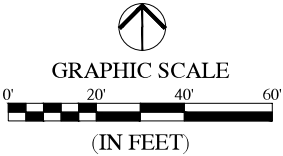
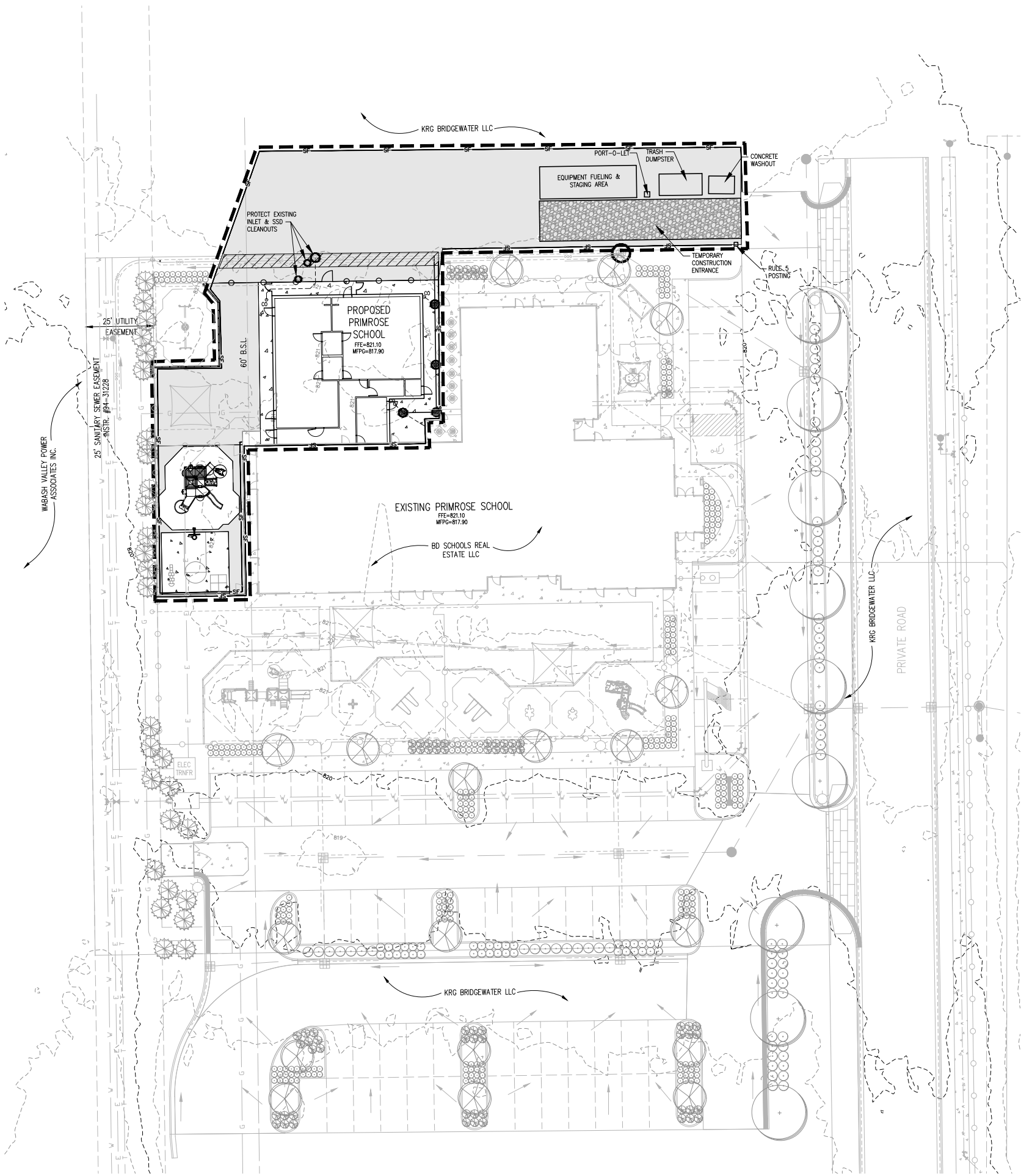


PRIMROSE SCHOOL EXPANSION
BRIDGEWATER MARKETPLACE
GRADING & UTILITY PLAN



DRAWN BY	DC
CHECKED BY	BB
DATE	APRIL 29, 2016
SCALE	AS SHOWN
SHEET	

C1.3
GRADING & UTILITY PLAN



LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	SETBACK LINE
CENTERLINE	FENCE
SWALE / FLOWLINE	SUBSURFACE DRAIN
SANITARY SEWER	STORM SEWER
WATER MAIN	CONTOUR, MAJOR
CONTOUR, MINOR	SANITARY MANHOLE
STORM MANHOLE	STORM INLET
STORM END SECTION	EXISTING WATER VALVE
FIRE HYDRANT	FLOW ARROW
LIGHT POLE	SIGN
CLEAN OUT STRUCTURE	EXISTING UTILITY PEDISTAL
PROPOSED WATER VALVE	CLEAN OUT STRUCTURE
PROPOSED CONCRETE PAVEMENT	PERMANENT SEEDING / SOODING
RIP RAP	TEMPORARY "DROP INLET PROTECTION BASKET"
TEMPORARY CURB INLET PROTECTION	TEMPORARY CURB INLET PROTECTION
SILT FENCE	CONSTRUCTION LIMITS
TEMPORARY SITE CONSTRUCTION ENTRANCE	EROSION CONTROL BLANKET

POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:

LOCATION OF PROJECT
LONGITUDE 86°05'30"W
LATITUDE 40°00'12"N
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.
RECEIVING WATER = UG MITCHNER REGULATED DRAIN
SEE SHEETS C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION NOTES AND DETAILS.
NOTE: EARTH MOVING MAY NOT COMMENCE UNTIL SCHEDULE OF EROSION CONTROL 1-10 OF ITEM B2 "PRE CONSTRUCTION SCHEDULE" ON SHEET C8.0 HAVE BEEN COMPLETED IN ADDITION TO ELEMENTS DEPICTED IN PLAN.

- NOTES:
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
 - THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
 - THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
 - GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
 - ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
 - WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
 - RULE 5 REQUIRES ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED IMMEDIATELY.

APPROXIMATE CONSTRUCTION SCHEDULE:
START DATE: JUNE 2016
COMPLETION DATE: JUNE 2017

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:
BRYAN BOWMAN
13096 MOULTRIE STREET
CARMEL, INDIANA 46032
317-876-0123
Bbowman@primrosewestcarmel.com

REVISIONS		
DATE	DESCRIPTION	BY



PRIMROSE SCHOOL EXPANSION
BRIDGEWATER MARKETPLACE
POST CONSTRUCTION STORMWATER
POLLUTION PREVENTION PLAN

PROFESSIONAL ENGINEER
BRANNON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
DRAWN BY: DC
CHECKED BY: BB
DATE: APRIL 29, 2016
SCALE: AS SHOWN
SHEET

C1.4
POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN